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Windsor, Ontario October 24, 2012

A meeting of the **Housing Advisory Committee** is held this day commencing at 9:00 o'clock a.m. in Room 407, 400 City Hall Square East, there being present the following members:

Marina Clemens, Chairperson
Councillor Ed Sleiman
Anna Angelidis
Hassan Awed
Frank Duralia (arrives at 9:10 a.m.)
Dave Foley
Steve Govette
Elayne Isaacs
Gary McNamara (arrives at 9:15 a.m.)
Heather McNamara (arrives at 9:15 a.m.)
Paul Renaud
Lorena Shepley
Jim Steele

Regrets received from:

Judith Binder
John Elliott
Kerry Ippolito

Also present are the following resource personnel:

Chris Aspila, Planner II – Official Plan Review, Policy & Special Studies and Land Information
Bill King, County of Essex
Rob Oleynik, Program Coordinator, Housing & Children's Services
Diane Quinn, Residential Support Services Manager (A)
Karen Kadour, Committee Coordinator

1. CALL TO ORDER

The Chairperson calls the meeting to order at 9:06 o'clock a.m. and the Committee considers the Agenda being Schedule "A" **attached** hereto, matters which are dealt with as follows:

The Chairperson requests a moment of silence for Chris Vickers (member of HAC) who recently passed.

2. DECLARATIONS OF CONFLICT

None disclosed.

3. MINUTES

Moved by Councillor Sleiman, seconded by E. Isaacs,
That the minutes of the meeting of the Housing Advisory Committee held April 25, 2012 **BE ADOPTED** as presented.
Carried.

4. BUSINESS ARISING FROM THE MINUTES

4.1 Implementation of the Investment in Affordable Housing (IAH)

R. Oleynik provides an overview of the Data Summary – 2012 IAH Program Component Implementation to date as follows:

IAH Rent Supplement Component Allocation - \$6.541 M over 10 years
Initial Take-up Target – 105 units
Actual Take-up – 119 units
Unit allocation at full take-up
Funding not all full take-up due to ramp up and lower than budgeted per unit subsidy
Budgeted for average subsidy at \$450 per month
Actual to-date average at \$326 per month
Program Response – City at 92% - County at 8%

IAH Homeownership Down Payment Assistance Program

2012 Allocation	\$590,000
Maximum assistance	\$ 16,900
Finalized agreements	27 at \$401,520
Average amount	\$14,870 per transaction
Committed and in-process	15 at \$188,480
Remaining balance	(\$534)
Program Response	City at 66% - County at 34%
App return ratio	10%

Ontario Renovates – 2012 Allocation \$1,252,395

	Homeowner \$941,795	Multi-Res \$310,600
Approved apps	48	5
Average amount	\$19,595	\$6,327 per unit
Total funding committed	\$940,448	\$329,000
Remaining funds	\$1,345	(\$18,400)
Program Response – City	72%	98%

County 28% 2%
App return ratio 10% to 15%

Discussion ensues regarding a trend in demand for 4-5 bedroom homes to house larger families. R. Oleynik indicates the challenges in finding larger homes include; a small inventory of larger rental units in the community; higher rent creating upward pressure on rent supplement program funding; condition of the larger units/homes.

5. NEW BUSINESS

5.1 New Housing Services Act – Local Rules Flexibility

R. Oleynik advises the *Housing Services Act, 2011* came into effect on January 2, 2012. This Act replaced the Social Housing Reform Act (SHRA) and includes a number of key changes for non-profit housing providers administered under the SHRA and Municipal Services Managers. The *Housing Services Act, 2011* preserves the administrative and funding responsibility for housing with Service Managers within a more flexible framework. The main changes include the following:

- Service Managers are required to develop a 10-year local housing and homelessness plans that will be periodically reviewed.
- The establishment of areas of provincial interest that must be included in a Service Manager's local plan.
- Elimination of some activities that previously required Ministerial Consent.
- Changing the waiting list system to permit Service Managers to design their own local systems and local eligibility rules in some areas.
- Change the name of the Social Housing Services Corporation to the Housing Services Corporation and providing them broader flexibility to offer new optional services and supports.

R. Oleynik advises that two consultation sessions with social housing providers have been held to receive input regarding the areas of flexibility provided under the new Act. Housing Services is currently reviewing the information and drafting policies/eligibility rules. R. Oleynik indicates two particularly challenging areas include asset limit eligibility criteria and the development of internal review processes.

5.2 Long Term Affordable Housing Strategy (LTAHS)

Diane Quinn, Residential Support Services Manager (A) is present to provide information relating to the Long Term Affordable Housing Strategy. She indicates the first phase of consolidated funding is designed in partnership with municipalities and consistent with the following priorities:

- Integrating housing services – matching up housing with human services and supports to optimize positive results for people in need

- Preventing homelessness
- Providing emergency shelter when needed
- Supporting rapid re-housing options for homeless individuals and families
- Maintaining accessible housing options

The first phase of consolidation will involve five homelessness-related programs, which would give Service Managers the flexibility to use funding to better meet the needs of those who are homeless or at risk of becoming homeless. The programs are:

1. Consolidated homelessness prevention program
2. Emergency energy fund
3. Emergency hostels
4. Domiciliary hostels
5. Rent Bank

D. Quinn states the Consolidated Homelessness Prevention Program provides a variety of supports to help people who are homeless or at risk of becoming homeless. She indicates the five homelessness programs will be consolidated into one funding envelope.

D. Quinn advises a Long Term Affordable Housing Strategy Committee has been established to:

- Develop a work plan including the Terms of Reference to guide the development of a 10 year Housing and Homelessness Plan
- Develop an asset map and a framework to review homelessness
- Engage the community and stakeholders to review the Plan

The committee includes representation from the City of Windsor, County of Essex, community partners and stakeholders.

Gary McNamara indicates that AMO has some concerns regarding some of the changes and is actively discussing ideas to address any challenges the changes may create.

D. Quinn states the first phase of program consolidation; the Community Homelessness prevention homelessness initiative will be funded by the Ministry of Municipal Affairs and Housing.

In response to a question asked by E. Isaacs regarding how the provincial dollars will be “rolled out” to the Homelessness Program, D. Quinn indicates a Council report is forthcoming which will address the delivery of services.

Moved by E. Isaacs, seconded by G. McNamara,

That the Long Term Affordable Housing Strategy Committee (LTAHS) **BE REQUESTED** to review the following priorities as outlined in Phase One of consolidated funding in the Long Term Affordable Housing Strategy:

- Integrating housing services – matching up housing with human services and supports to optimize positive results for people in need
- Preventing homelessness
- Providing emergency shelter when needed
- Supporting rapid re-housing options for homeless individuals and families
- Maintaining accessible housing options

And further, that the LTAHS Committee **BE DIRECTED** to ensure that funding is provided for the foregoing priorities.

Carried.

G. McNamara states the needs of a community change from year to year which necessitates that all of the priorities in Phase One of the consolidated funding are allotted a dollar amount.

5.3 2013 Goals and Work Plan

The following issues for discussion relating to the HAC 2013 Goals and Work Plan are provided:

- Review Investment in Affordable Housing Programs
- Review of local rules developed as provided for under the new Housing Services Act
- Review of the development of the 10 year Housing and Homelessness Plan
- Best practices of other municipalities to determine their investment in housing

E. Isaacs leaves the meeting at 10:15 o'clock a.m.

G. McNamara states the Province provided \$1.2 billion in social housing programs. He advises there is a need for a National Social Housing Strategy as there will be a large financial impact on municipalities in 2014.

5.4 Updates from HAC Members

L. Shepley states Voices Against Poverty will partner with the Centre for Equal Rights and Accommodations during the week of December 10, 2012 to discuss local issues relating to poverty.

Councillor Sleiman requests a one-page document (to be translated into 10 key languages) be produced as handouts to be provided to immigrants or those interested in social housing programs.

6. COMMUNICATIONS

- 6.1 The flyer – “Windsor-Essex Building On Our Success...Planning for our Future” to be held on November 20, 2012 from 9:00 a.m. to 1:00 p.m. at the Fogolar Furlan is received for information.

7. **DATE OF NEXT MEETING**

The next meeting will be held on February 6, 2013 at 9:00 o'clock a.m. in the Town of Walkerville Meeting Room, 3rd floor, City Hall.

8. **ADJOURNMENT**

There being no further business, the meeting is adjourned at 10:45 o'clock a.m.

CHAIRPERSON

COMMITTEE COORDINATOR